



Emerging Private Rental Sector in Accession and Transition Countries: Is there an Option for Social Rental Agencies?



Conference and Workshop, September 12-14, 2013

Venue: [European Youth Centre Budapest of the Council of Europe](#) (EYCB),
1-3 Zivatar Str., 1024 Budapest, Hungary

Overview

The past two and half decades have brought about a dramatic change in the housing system of post-socialist EU Member States and accession countries. Large scale privatization has almost led to the disappearance of social housing, and private home ownership became the dominant tenure form in the housing sector. In the process of transition, the negative consequences of economic restructuring (regional and social inequality, declining living standards, affordability problems etc.) have raised the need for social housing. However, the programmes in the region that had been launched at the end of the 1990s did not result in significant improvement; the share of social housing remained modest. Under the current conditions, making use of the private housing sector has become the only viable possibility for new social housing models.

The private rental sector started to emerge in a typically unregulated legal, financial, and taxation environment, resulting in the development of a substantial informal rental market. The key question in this segment is the possibility to create balanced landlord-tenant relations, allowing for a gradual legalisation of this sector; our goal is to propose a framework where none of the players has incentives to keep their activities in the shadow economy.

In many European countries, and especially in new market economies, the only realistic option for the expansion of social housing remains the use of the private housing stock through Social Rental Agencies (SRAs). In a number of workshops, we will discuss SRA models which are currently being implemented in developed countries on varying scales, with the aim of overcoming a significant market failure and thus connecting demand and supply on the rental market.

The planned workshop will put the recent trends into a comparative perspective, where Visegrad 4 countries will be given a special attention: based on expert reviews of the situation and experience of the Czech Republic, Hungary, Poland and Slovakia, in comparison with the neighbouring regions and old Member States, we will try to examine social housing and SRA related tools that could be applicable in these societies.

One workshop will focus on the possibilities of Roma housing measures within the larger social housing policy framework: the session on Roma housing will investigate the ability of the present social housing schemes to tackle housing problems of the neediest groups; and will examine how the current Roma housing measures should be incorporated into mainstream social housing policies.

Wednesday, September 11

17.00 Registration

17.15 -19.00 A historic walk on Rose Hill (1,5 hours) led by Prof. Miklós Törkenczy (ELTE)

Thursday, September 12

9:00 – 9.45 **General Introduction**

József Hegedüs (MRI), György Sümeghy (Habitat for Humanity International), Steven Weir (Habitat for Humanity International)

9.45 – 10.45 **Thematic introduction: an insight into tenancy relations in Europe**

Chair: József Hegedüs (MRI)

Sven Bergensträhle (IUT): Social housing and the rental sector

Christoph Schmid (University of Bremen): Tenancy law in the EU

10.45 – 11.00 **Coffee break**

11.00 – 12.30 **Plenary session 1: Rental tenure types in post-socialist countries**

Chair: Christoph Schmid

Objective: To present the main types and attributes of rental tenures – both private and public – in post-socialist countries: terms, termination of the contract, allocation methods, rent regulation, rent/housing allowances; including intermediary tenures (such as rent-to-buy schemes).

Participants: Magdalena Habdas (University of Silesia), Spelca Meznar (ISSBS), József Hegedüs (MRI), Irene Kull (Univ. Tartu)

12.30 – 14.00 **Lunch break in the Cafeteria of EYCB**

14.00 – 15.30 **Plenary session 2: Housing policies and development of housing tenures**

Chair: Ruth Owen (FEANTSA)

Objective: To give an overview of housing policy trends and dynamics in the region; the development of the regulatory framework and main tenure forms, particularly in the state, municipal, and non-profit sectors.

Focus: How did new, innovative housing policy experiments modify the content of tenure types; in what new tenure types did they result?

Participants: Grzegorz Panek (University of Silesia), Tamara Petrovic (ISSBS), Vera Horvath (MRI), Alexander Puzanov (IUE)

15.30 – 15.45 **Coffee break**

15.45 – 17.15 **National case studies: Panel discussion in two sessions in four groups:**

Objective: To give an overview of the regulation and the management of housing policies in post-socialist countries in a comparative perspective, with a special emphasis on the Visegrad 4 countries.

Group A:

Chair: Spelca Meznar (ISSBS)

Slovenia: Richard Sendi (Urban Planning Institute of Slovenia)

Serbia: Mina Petrovic (University of Belgrade)

Croatia: Ana Ostir (ISSBS)

Group B:

Chair: Jennifer Duyne (SUPSI)

Czech Republic: Martin Lux (Czech Academy of Sciences)

Slovakia: Marek Hojsik (Roma Institute Bratislava & Institute of Ethnology Slovak Academy of Sciences)

Poland: Alina Muziol-Weclawowicz (Warsaw University of Technology)

19:00 **Dinner at EYCB**

Friday, September 13

9.00 – 10.30 National case studies (cont.)

Group C:

Chair: Magdalena Habdas (University of Silesia)

Estonia: Ave Hussar (Univ. of Tartu)

Ukraine: Irina Zapatrina

Russia: Alexander Puzanov (IUE)

Group D:

Chair: Vera Horváth (MRI)

Hungary: József Hegedüs (MRI)

Romania: Ioan Bejan (Romanian Association of Building Owners),

Bulgaria: Ilko Yordanov (Tenlaw),

Dilyana Giteva-Gantcheva (OSF)

10.30 – 10.45 Coffee break

10.45 – 12.15 Workshop 1: Managing risks in the rental sector (“black market” issues)

Objective: To give an overview and evaluation of the types of “illegal” elements in rental sector in relation to risk factors. The session will try to evaluate the social consequences of the emerged black market as well.

Chair and introduction: Christoph Schmid (University of Bremen)

Panel discussion: Richard Sendi (UPIS), Martin Lux (CAS), Tamara Petrovic (ISSBS), Ave Hussar (Univ. of Tartu), Gregorz Panek (University of Silesia), Alexander Puzanov (IUE), Alina Muziol-Weclawowicz (Warsaw UT)

Workshop 2: Linking Roma housing issues to mainstream social housing policy

Objective: To discuss the necessary links between Roma housing inclusion programs and social housing policies in order to improve affordability, and achieve better sustainability.

Chair: Nóra Teller (MRI)

Panel Discussion: Catalin Berescu (Univ. Babes-Bolyai), Boyan Zahariev (OSF), Gabriella Tonk (Univ. of Cluj), Marek Hojsík (Roma Institute Bratislava), Stepan Ripka (Platform for Social Housing, CR), Eszter Somogyi (MRI), Mina Petrovic (Univ. Belgrade)

12.15 – 13.45 Lunch break in the Cafeteria of EYCB

13.45 – 15.15 Plenary session 3: Western European experiences with social rental agencies

Chair: Sven Bergensträhle (IUT)

Objective: To give an overview of the western experiences of Social Rental Agencies from the perspective of their adaptability in post-socialist countries.

Pascal De Decker (Hogeschool Gent) and Ruth Owen (FEANTSA): Social Rental Agencies in Belgium

Marta dos Santos Silva (Univ. Bremen): SRAs – the case of Luxemburg

Eszter Somogyi (MRI): SRAs in Ireland

15.15 – 15.30 Coffee break

15.30 – 17.00 Plenary session 4: Western European experiences with social rental agencies (cont.)

Chair: Eszter Somogyi (MRI)

Bernard Vorms (ANIL): Private sector leasing in France to house underprivileged households

Giovanni Magnano (Social Services Torino): Social Housing in Italy

19.00 Dinner in downtown Budapest

Saturday, September 14

9.00 – 10.30 Panel discussion: The role of EU Funds in Roma housing programs

Chair: Julien Dijol (CECODHAS)

Objective: Based on the findings and conclusions of the workshop on Roma housing programs, the panel discusses social housing policy measures which are necessary to improve the efficiency of Roma housing inclusion programs.

Participants: Nóra Teller (MRI), Kosuke Anan (World Bank), Victoria Berrocal (Council of Europe Support Team for Roma), , Enrica Chiozza (DG Regio)

10.30 – 10.45 Coffee Break

10.45 – 12.00 Conclusion: Transferability of social housing policies

Chair: András Székér (Habitat for Humanity Hungary)

Objective: An overview of, and conclusions on, the key issues discussed in the workshops. The emphasis is on policy options that could be transferred into transition countries' legal and policy environments; as well as the possible strategies aiming at the development of social housing policy in new Member States.

Participants: György Sümeghy (Habitat for Humanity International), Julien Dijol (CECODHAS), Ruth Owen (FEANTSA), József Hegedüs (MRI), Alina Muziol-Weclawowicz, Martin Lux (Czech Academy of Sciences).

12.00 – 13:00 Lunch (optional)

14.00 – 17.00 Guided tour led by Iván Tosics (MRI)

The conference is financed by:

Visegrad Fund (<http://visegradfund.org/>)

Seventh Framework program of the European Commission

(http://cordis.europa.eu/fp7/home_en.html)

Open Society Foundations (<http://www.opensocietyfoundations.org/>)



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List of Participants

Name	Position, Country
Kosuke Anan	Social Development Specialist, World Bank
Ioan Bejan	Lead Researcher, TENLAW project, Romania
Catalin Berescu	University Babes-Bolyai, Romania
Sven Bergensträhle	President, International Union of Tenants (IUT), Sweden
Victoria Berrocal Ruiz	Support Team of the Special Representative of the Secretary General for Roma Issues, Council of Europe
Enrica Chiozza	DG Regional Policy, European Commission
Pascal De Decker	Faculty of Architecture, University of Leuven, Belgium
Julien Dijol	Policy Coordinator, CECODHAS Housing Europe, Belgium
Marta dos Santos Silva	Researcher, ZERP – University of Bremen, Germany
Jennifer Duyne Barenstein	Senior researcher, World Habitat Research Centre, University of Applied Sciences of Southern Switzerland
Gellért Ghyczy	Hungarian Baptist Aid, Hungary
Dilyana Giteva-Gantcheva	Lawyer, TENLAW project, Bulgaria
Magdalena Habdas	Lead Researcher, TENLAW project, Poland
József Hegedüs	Managing Director, Metropolitan Research Institute, Hungary
Marek Hojsík	Consultant, Roma Institute Bratislava & Institute of Ethnology Slovak Academy of Sciences, Slovakia
Vera Horvath	Metropolitan Research Institute, Hungary
Ave Hussar	Researcher, TENLAW project, Estonia
Boróka Fehér	Budapest Methodological Centre for Social Policy, Hungary
Krisztina Keresztély	Habitat for Humanity International
Erzsébet Könczöl	Deputy Managing Director, Hungarian National Asset Management Company, Hungary
Luca Koltai	Advocacy Officer, Habitat for Humanity Hungary
Lea Kőszeghy	Advocacy Officer, Habitat for Humanity Hungary
Irene Kull	Lead Researcher, TENLAW project, Estonia
Martin Lux	Head of Dpt., Institute of Sociology, Academy of Sciences of Czech Republic
Giovanni Magnano	Directorate of Public Housing, City of Torino, Italy
Srna Mandić	Faculty of Social Sciences, University of Ljubljana, Slovenia
Rachel Meghir	Director of Evaluation Department, Council of Europe Development Bank
Spelca Meznar	Lead Researcher, TENLAW project, Slovenia
Scott Metzel	Associate Director of Operations, Habitat for Humanity International
Massimo Mobiglia	Researcher, University of Applied Sciences and Arts of Southern Switzerland
Alina Muzioł-Węclawowicz	Economist, senior lecturer, Warsaw University of Technology, Poland

Name	Position, Country
Gyula Nagy	Association of Hungarian Mortgage Banks
Péter Nizák	Open Society Foundations, Hungary
Ana Ostir	Researcher, TENLAW project, Croatia
Ruth Owen	Policy Coordinator, FEANTSA
Grzegorz Panek	Researcher, TENLAW project, Poland
Gabriel Pascal	Program Manager, Habitat for Humanity Romania
Mina Petrovic	Associate Professor, Faculty of Philosophy University of Belgrade, Serbia
Tamara Petrovic	Researcher, TENLAW project, Serbia/Slovenia
Alexander Puzanov	General Director, Institute for Urban Economics, Moscow, Russia
Stepan Ripka	Platform for Social Housing, Czech Republic
Márton Rövid	Decade of Roma Inclusion, Hungary
Nikodem Rybak	Advocacy Coordinator, Habitat for Humanity Poland
Angelica Salvi del Pero	Policy analyst; Social Policy Division, OECD
Christoph Schmid	Lead Researcher, TENLAW project, Germany/EU
Richard Sendi	Head of Housing Studies, Urban Planning Institute of Slovenia
Eszter Somogyi	Metropolitan Research Institute, Hungary
Jozef Štefanko	Researcher, TENLAW project, Slovakia
György Sümeghy	Advocacy Manager, Habitat for Humanity International EMEA
András Szekér	Executive Director, Habitat for Humanity Hungary
Katalin Szoboszlai	Associate professor, Head of Social Work Department at the University of Debrecen, Hungary
Nóra Teller	Metropolitan Research Institute, Hungary
Pascale Thys	Coordinator, Habitat and Participation, Belgium
Gabriella Tonk	Project Coordinator, United Nations Development Programme
Bernard Vorms	Director, ANIL/National Agency for Housing Information, France
Steven Weir	Vice president, Global Program Development and Support, HfH International, Atlanta, USA
Ilko Yordanov	Lead Researcher, TENLAW project, Bulgaria
Boyan Zahariev	Open Society Foundations, Bulgaria
Irina Zapatrina	Ukrainian Public-Private Development Support Center